

APPENDIX A

**ESTIMATED COST ANALYSIS FOR IMPLEMENTING
PLANS FOR THE OLD ELWHA RESORT SITE**

Appendix A. Estimated cost analysis for implementing alternative plans for the Old Elwha Resort site.

			Alternative 1				Alternative 2		Alternative 3	
			No Action Site moth-balled				Proposed Action Remove buildings, restore site		Renovation and reconstruction of buildings	
Activity/Materials	Unit	\$/Unit	Units	Unit	Units	Total \$	Units	Total \$	Units	Total \$
Annual on-going maintenance ^{8/}	Days	240.00	20			4,800.00	10	2,400.00	20	4,800.00
Hazardous Waste Disposal^{1/}										
Linoleum flooring	Square-feet.	25.00	0			0.00	286	7,150.00	286	7,150.00
Pipe insulation	Linear-feet	125.00	0			0.00	30	3,750.00	30	3,750.00
Pipe insulation debris	Square-feet.	40.00	0			0.00	80	3,200.00	80	3,200.00
Light fixture heat shielded	Number	100.00	0			0.00	2	200.00	2	200.00
Textured paint on ceiling	Square-feet.	20.00	0			0.00	180	3,600.00	180	3,600.00
Floor tile	Square-feet.	20.00	0			0.00	40	800.00	40	800.00
Hazardous Waste Disposal Subtotal						0.00		18,700.00		18,700.00
Lead based paint testing ^{2/}	Number	100.00	0			0.00	3	300.00	3	300.00
Demolition and Disposal Costs										
Demolish structures with excavator/backhoe	Hour	150.00	0			0.00	80	12,000.00	0	0.00
Truck Transportation	Hour	85.00	0			0.00	8	680.00	0	0.00
Transport to disposal site (10T Dump Truck)	Hour	85.00	0			0.00	16	1,360.00	0	0.00
Waste disposal fee ^{3/}	Ton	77.00	0			0.00	40	3,080.00	0	0.00
Demolition and Disposal Subtotal						0.00		17,120.00		0.00
Renovation and Reconstruction Costs										
Rebuild Lodge and Workshop ^{4/}	Number	360,000.00	0			0.00	0	0.00	1	394,560.00
Renovate Cabins and Bathhouse ^{5/}	Number	Variable	0			0.00	0	0.00	8	228,300.00
Renovation and Reconstruction Subtotal						0.00		0.00		622,860.00
Restoration Costs										
Site preparation										
Grading ^{6/}	Acre	1,403.00	0			0.00	2.5	3,507.50	0.0	0.00
Truck Transportation	Hour	85.00	0			0.00	8.0	680.00	0.0	0.00
Planting										
Trees ^{7/}	Number	50.00	0			0.00	345	17,250.00	0	0.00
Ground cover (hydroseeding) ^{8/}	Acre	1,960.00	0			0.00	2.5	4,900.00	1.0	1,960.00
Truck Transportation	Hour	85.00	0			0.00	16	1,360.00	0	0.00
Landscaping	Number								1.0	10,000.00

Appendix A. Estimated cost analysis for implementing alternative plans for the Old Elwha Resort site (continued).

			Alternative 1				Alternative 2		Alternative 3	
			No Action Site moth-balled				Proposed Action Remove buildings, restore site		Renovation and reconstruction of buildings	
Activity/Materials	Unit	\$/Unit	Units	Unit	Units	Total \$	Units	Total \$	Units	Total \$
Restoration Subtotal						0.00		27,697.50		0.00
TOTAL ESTIMATED NON-RECURRING COST						0.00		63,817.50		653,820.00
1/ Asbestos and Lead Paint Survey, Elwha Resort, Ecology and Environment, Inc. 2002. 2/ Pers. Com. with Ecology and Environment, Inc. specialist indicated it would be unlikely that paint removal would be necessary. 3/ Port Angeles Landfill. 4/ NPS (Paul Gleason) estimate. 5/ NPS (Jim Chambers) estimate. Costs per structure range from \$7,200 to \$54,000 each. 6/ Environmental Remediation Cost Data, ECHOS, 2002. 7/ 2 Gallon Douglas-Fir or Western Red Cedar, includes planting. Estimated using King County Sensitive Area Mitigation Worksheet and 138 trees/acre, or approx. 20 ft. spacing. 8/ Estimated using June 2001, WSDOT cost estimates.										